

**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas

Thursday ~ March 2, 2017 at 7:00 PM



**Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Michelle Stephenson
Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)
Place 5 – Jeff Seiler
Place 6 – Troy Hill
City Manager – Kent Cagle**

1. Open meeting, Invocation and Pledges of Allegiance.
2. Roll Call.
3. Staff Comments.
4. Citizen Comments: Three (3) minutes allowed per speaker.
[Please turn in speaker request form before the meeting begins.]
5. Recognitions/Proclamations/Visitors.

CONSENT AGENDA: ACTION

- 6C. Approval of the minutes for meetings held on February 16, 2017.
- 7C. Approval of Dedication and Acceptance of Marbella Off-site Wastewater Improvements.
- 8C. Approval of Dedication and Acceptance of Bluffs at Crystal Falls Section 3, Phase 3F Subdivision Infrastructure Improvements.
- 9C. Approval of Dedication and Acceptance of Stewart Crossing Off-site Wastewater Improvements.
- 10C. Approval of a Resolution authorizing the Leander Police Department to submit Grant #3326601 to solicit grant funding from the Criminal Justice Division (CJD) of the Governor's Office for the Leander Police Department Unmanned Mobile Surveillance Trailer Project; providing for an expenditure in the amount of Thirty-Two Thousand Six Hundred Fifty Dollars (\$32,650.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

AGENDA (Cont'd)

- 11C. Approval of a Resolution authorizing the Leander Police Department to submit Grant #2759503 to provide matching funds as required by the Criminal Justice Division (CJD) of the Governor's Office grant for the continued funding of the Victim Services Coordinator position; providing for a total expenditure in the amount of Thirty-Seven Thousand Three Hundred Seventy-Eight Dollars and Fifty-Eight Cents (\$37,378.58); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.
- 12C. Approval of awarding a professional services contract to Schrickel, Rollins and Associates, Inc. (SRA) for the design and construction administration services required for the Robin Bledsoe Park; and authorizing the City Manager to negotiate an agreement and execute any and all necessary documents.
- 13C. Approval of a Temporary License Agreement by and between Capital Metro Transportation Authority and the City of Leander for the use of a portion of their property to launch fireworks for the City's 2017 Liberty Fest Celebration; authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

PUBLIC HEARING - ACTION

14. Conduct a Public Hearing regarding Zoning Case 16-Z-034 to consider the request of Tommy Tucker on behalf of Crescent Leander TX, L.L.C. to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban) on one (1) parcel of land approximately 10.804 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032106; and generally located at the eastern terminus of Riva Ridge Drive, Leander, Williamson County, Texas.

- Discuss and consider the First Reading of an Ordinance regarding Zoning Case 16-Z-034 amending the current zoning Interim SFR-1-B (Single-Family Rural) to SFS-2-B (Single-Family Suburban); on one (1) parcel of land approximately 10.804 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032106; and generally located at the eastern terminus of Riva Ridge Drive, Leander, Williamson County, Texas.

15. Conduct a Public Hearing regarding Zoning Case 16-TOD-Z-035 to consider the request of Stefan Pharis on behalf of Crescent Leander TX, L.L.C. to amend the current zoning of Interim SFR-1-B (Single-Family Rural) to PUD/TOD CD (Planned Unit Development/Transit Oriented Development Conventional Development Sector) on three (3) parcels of land approximately 30.079 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032206, R032194, and R096153; and more commonly known as 301 918 Private Road, Leander, Williamson County, Texas.

- Discuss and consider the First Reading of an Ordinance regarding Zoning Case 16-TOD-Z-035 amending the current zoning Interim SFR-1-B (Single-Family Rural) to PUD/TOD CD (Planned Unit Development/Transit Oriented Development Conventional Development Sector); on three (3) parcels of land approximately 30.079 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R032206, R032194, and R096153; and more commonly known as 301 918 Private Road, Leander, Williamson County, Texas.

AGENDA (Cont'd)

16. Conduct a Public Hearing regarding Zoning Case 16-TOD-Z-036 to consider the request of Doucet & Associates, Inc. (Syd Xinos & Melony May) on behalf of Capital Metro Transportation Authority to amend the current zoning of HC-4-C (Heavy Commercial), HI-5-D (Heavy Industrial), and PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of HI-5-D (Heavy Industrial) on one (1) parcel of land approximately 29.79 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031728; and more commonly known as 60 Heritage Grove Road, Leander, Williamson County, Texas.

- Discuss and consider the First Reading of an Ordinance regarding Zoning Case 16-TOD-Z-036 amending the current zoning HC-4-C (Heavy Commercial), HI-5-D (Heavy Industrial), and PUD/TOD (Planned Unit Development/Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with a base zoning district of HI-5-D (Heavy Industrial) on one (1) parcel of land approximately 29.79 acres \pm , more particularly described by Williamson Central Appraisal District Parcel R031728; and more commonly known as 60 Heritage Grove Road, Leander, Williamson County, Texas.

17. Conduct a Public Hearing regarding Zoning Case 17-Z-002 to consider the request of Mike Siefert on behalf of Grand Haven Homes, LP (Managing Partner: Eric Rome) to amend the Cottages at Crystal Falls PUD (Planned Unit Development) on one (1) lot, approximately 9.6 acres \pm , legally described as Lot 6, Block A of the Crystal Falls Town Center, Phase 2 Subdivision; generally located to the west of the intersection of Local Rebel Street and Rowdy Loop, Williamson & Travis Counties, Texas.

- Discuss and consider the First Reading of an Ordinance regarding Zoning Case 17-Z-002 amending the Cottages at Crystal Falls PUD (Planned Unit Development); on one (1) lot, approximately 9.6 acres \pm , legally described as Lot 6, Block A of the Crystal Falls Town Center, Phase 2 Subdivision; and generally located to the west of the intersection of Local Rebel Street and Rowdy Loop, Leander, Williamson & Travis Counties, Texas.

REGULAR AGENDA

18. Discuss and consider the Second Reading of an Ordinance regarding 16-OR-006 amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, access requirements associated with residential use components, updating masonry requirements, updating driveway requirements, provide for Master Architectural Standards, add new residential use components and development standards for said components, update related sections, updating the Matrix, updating the compatibility standards, modifying setback requirements, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date.

AGENDA (Cont'd)

19. Discuss and consider the First Reading of an Ordinance regarding 16-OR-006a amending the Leander Code of Ordinances, Chapter 14, Zoning, Article 14.02, Zoning Ordinance, by adopting streetscape standards, updating lot size requirements, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing a severability clause; and providing an effective date.

20. Discuss and consider an Ordinance regarding 16-OR-003 amending the Leander Code of Ordinances, Chapter 10, Subdivision Regulation, Article 10.02, Subdivision Ordinance, adopting streetscape standards by amending the Concept Plan requirements to encourage high intensity uses closer to the intersections of major roadways, promote access management, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing for a severability clause; and providing an effective date.

21. Discuss and consider an Ordinance regarding 16-OR-003a amending the Leander Code of Ordinances, Chapter 10, Subdivision Regulation, Article 10.02, Subdivision Ordinance, adopting streetscape standards by amending the Concept Plan requirements to encourage high intensity uses closer to the intersections of major roadways, identify criteria for lots to be served by on-site sewage treatment systems, and related matters, Leander, Williamson and Travis Counties, Texas; providing a savings clause; providing for a severability clause; and providing an effective date.

22. Discuss and consider Amendment No. 1 to Task Order KFA-27 with K. Friese & Associates, Inc. for reconstruction of County Road 290 at Old 2243 West in an amount of Thirteen Thousand One Hundred Twenty-Five Dollars (\$13,125.00); authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

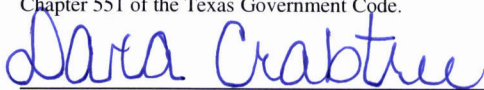
23. Discuss and consider Development Case 16-DA-006 regarding a Development Agreement by and between the City of Leander and Blackburn Communities, LLC regarding the development of the McGraw Beck Tract generally located on the west side of Ronald Reagan Blvd. approximately one half mile south of Republic Trails; authorizing the City Manager to execute any and all necessary documents; and providing an effective date.

24. Council Member Closing Statements.

25. Adjournment.

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 24th day of February 2017, by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Dara Crabtree, City Secretary, TRMC

